



THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: November 21, 2002 REPORT NO. 02-281

ATTENTION: Land Use and Housing Committee
Agenda of November 27, 2002

SUBJECT: Exclusive Lease Negotiations - San Dieguito River Park Joint Powers
Authority - Sikes Adobe Farmhouse Restoration - San Pasqual Valley
Agricultural Preserve

REFERENCE:

SUMMARY

Issue(s) - Should the City Manager enter into exclusive lease negotiations with the San Dieguito River Park Joint Powers Authority (JPA) for a period not to exceed six months in order to negotiate a 10 year lease to restore the historic Sikes Adobe Farmhouse (Farmhouse) in the San Pasqual Valley (SPV) and to maintain and operate it for purposes of historic interpretation?

Manager's Recommendation - Recommend exclusive lease negotiations with the JPA.

Other Recommendations - The San Pasqual Valley Plan recommends the JPA as the agency to restore the Farmhouse and operate it as a historical site.

Fiscal Impact - None with this action.

BACKGROUND

The Sikes Adobe Farmhouse is located at 12655 Sunset Avenue. It was built in 1872 and is an excellent example of a family farm residence from California's early farming and ranching days, yet is presently in a substantial state of decay. It has been designated as a State Point of Historical Interest. If restored, it could serve as a major focal point for interpreting agricultural history in San Diego County and the San Pasqual Valley.

The San Pasqual Valley Plan, approved by City Council on June 27, 1995, lists the restoration of the Farmhouse as one of twenty specific proposals to be accomplished within the Park and Recreation Element of the San Pasqual Valley Plan. The Action Plan for the Park and Recreation Element of the San Pasqual Valley Plan recommends that the JPA design and construct the recreational facilities proposed in the Recreation Element.

DISCUSSION

The San Pasqual Valley Plan states that the JPA has been given the authority through the Joint Powers Agreement to undertake overall planning for and to plan, design, improve, operate, manage and maintain the recreational facilities in the SPV, through the joint efforts of the City of San Diego, as the land owner, and the JPA. The Sikes Adobe Farmhouse has been designated as one of twenty recreational facilities proposed in the Recreation Element of the San Pasqual Valley Plan.

The JPA has secured a state grant in the amount of \$350,000 to restore the Farmhouse. They have prepared a Sikes Adobe Farmhouse and Landscape Historic Structures Report, (Exhibit "A"). They have also prepared construction drawings for the restoration of the Farmhouse. The restoration is planned to be accomplished during calendar year 2003. The Lease Plan and Landscape Improvements for the 5 acre site are depicted on the maps attached as Exhibit "B".

The JPA proposes to accomplish the following:

1. To restore the Farmhouse and grounds to its period of significance (1868-1899) in accordance with Sikes Adobe Farmhouse and Landscape Historic Structures Report.
2. To assume all responsibility for maintenance and management of the Farmhouse and surrounding site.
3. To restore historic ambiance to the site through the use of landscape buffers, undergrounding of power poles and lines and replacement of the historic corral and windmill on the site.
4. To recreate the historic landscaping to its period of significance including ornamental plants, kitchen and berry gardens and planting wheat on unused portions of the site.
5. To restore the small extant auxiliary adobe as a creamery, its original historical use.
6. To provide picnic tables adjacent to the Coast to Crest Trail, south of the Farmhouse.
7. To train docents to lead free tours around the site, so the general public can experience historic farm life in the SPV before towns or freeways.

ALTERNATIVE

Do not approve the exclusive negotiations and direct staff to process a Request for Proposals.

Respectfully submitted,

William T. Griffith
Real Estate Assets Director

Approved: Bruce A. Herring
Deputy City Manager

Attachment: Sikes Adobe Farmhouse and Landscape Historic Structures Report
dated July 29, 2002.

Note: The attachment is not available in electronic format. A copy of the attachment
is available for review in the Office of the City Clerk.